

Map 51 Parcel 12

(ED-5) /

300 x 300 (?)

Cook, Benjamin & wife

Queenstown, Md.

*live in Chile.***PLOTTED**WHC 5A-27 (4Ac 37 perches $\frac{1}{2}$)

AT:

HARRY C. BUTLER

HARRY H. PRICE
Harry H. Price

(SEAL)

:.....

B, 314.

Q U E E N A N N E ' S C O U N T Y , T O .

IT: Be it remembered that on the Twentieth day of May, in the year nineteen hundred and thirty seven, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 19th day of May, in the year nineteen hundred and thirty seven, by and between Daisy C. McConnor (single lady), Florence E. Rhodes and L. Kennard Rhodes, her husband, and Helen McC. Aldridge and George W. Aldridge, her husband, of Queen Anne's County, State of Maryland, parties of the first part, and Benjamin R. Cook and Evelyn M. Cook, his wife, of Queen Anne's County aforesaid, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Three Thousand Dollars (\$3,000.00) and other valuable considerations, the receipts of which are hereby acknowledged, the said Daisy C. McConnor, Florence E. Rhodes and L. Kennard Rhodes, her husband, and Helen McC. Aldridge and George W. Aldridge, her husband, do hereby grant and convey unto the said Benjamin R. Cook and Evelyn M. Cook, his wife, as tenants by the entirety, their heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land, known as the "William C. McConnor Property", formerly a part of the tract of land or farm known as "My Lord's Gift", situate, lying and being in or near the town of Queenstown, in the Fifth Election District of Queen Anne's County, State of Maryland, on Queenstown Creek and on the right side of the state road leading from said town of Queenstown to Grasonville, and more particularly described by metes and bounds, courses and distances, to wit: BEGINNING for the same on said state road at a stone planted therein at the corner of the lot formerly owned by R. T. Larrimore and running with said road South 37° West, 16^{264'} perches; thence West 12^{198'} perches; thence North 38° West, 31^{511.5'} perches; thence North 62° East, 14 $\frac{7}{20}$ perches; and thence South 50° East, 34^{561'} perches to the said place of beginning, containing 4 acres and 37 perches of land, more or less; being the same land which was granted and conveyed unto William C. McConnor by Budd S. Ford by deed bearing date the 10th day of July, 1878, and recorded in Liber J. W. No. 8, folios 315, etc., a land record book for Queen Anne's County aforesaid; and being also the same land which was devised unto Florence E. McConnor, now deceased, and unto the said Daisy C. McConnor, Florence E. Rhodes and Helen McC. Aldridge by the said William C. McConnor

BASELINE TRAVERSE
AND
BENCH MARK ELEVATIONS
QUEENSTOWN, MARYLAND

FOR
RUMMEL, KLEPPER & KAHL
CONSULTING ENGINEERS

BY

MAPS, INCORPORATED
PHOTOGRAMMETRIC ENGINEERS
BALTIMORE, MARYLAND 21222

Maps, Incorporated

BENCH MARK ELEVATIONS

QUEENSTOWN, MARYLAND

A- 1	14.998	A-3-1	20.421
A- 2	13.463	A-5-1	20.672
A- 3	5.595		
A- 4	20.932	B-1	15.261
A- 5	19.199	B-2	19.847
A- 6	17.989	B-3	20.214
A- 7	18.510	B-4	18.663
A- 8	19.592	B-5	15.703
A- 9	20.775	B-6	7.210
A-10	20.410	B-7	21.477
A-11-?	21.131	B-9 ? B-8 ?	15.618
A-12	21.132	B-10	18.748
A-13	19.235	B-11	20.886
A-14	20.504	B-12	18.741
A-15 ?	14.306		
A-16 ?	13,417	B-3-1	23.068
A-17 ?	19.717	B-3-2	23.133
A-18	18.191	Blue Reset	22.216

QUEENSTOWN, MARYLAND BASELINE
MAPS, INCORPORATED

u2500	1'	2285615'	10'	4375398'	
point storage	4'				
init sta	2634853'				
back az	4'	2285615'	10'	4375398'	
end sta					
end az	2634853'				

3412217'596699'	2673835'35360'	2401129'71209'	1780157'96434'	1793826'51205'	2933322'30008'
1740117'82791'	1222439'332653'	192720''			
ang error	ang corr				
000-00-09.9	-000-00-01.0				
Ne	Fe				

STATION	BEARING	closure 1: DISTANCE	NORTHING	EASTING	
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001	s65-11-06.2w	5966.98	422856.15	1043753.98	TOWN MBCS1960
002	n27-10-17.0w	353.59	420351.87	1038337.93	BLUE RESET
003	n33-01-13.3e	712.08	420666.45	1038176.46	A-1
004	n31-03-09.3e	964.33	421263.51	1038564.51	A-2 ✓
005	n30-41-34.1e	512.04	422089.65	1039061.93	A-3
006	s35-45-06.5e	300.08	422529.97	1039323.30	A-4
007	s52-04-18.8e	702.18	422286.43	1039498.63	B-1
008	s58-03-02.6e	827.92	421854.82	1040052.51	B-2
009	n64-21-36.7e	3326.53	421416.72	1040755.01	B-3
010			422856.15	1043753.98	TOWN MBCS 1960

QUEENSTOWN, MARYLAND BASELINE

2

MAPS, INCORPORATED

u2500 point storage 1' 2141672' 10' 4075501' 1702740'62667'
 init sta 4' 642137' 10' 3833793'
 back az 4' 2035187'
 end sta 651106'

620814'74360' 1781815'76866' 1705212'65957' 1870310'87293' 3585916'99114'
 1714028'95040' 1792344'200788' 2490050'22262' 2735533'
 ang error ang corr
 000-00-13.0 -000-00-01.1
 Ne Ee

STATION .24 .16
 BEARING
 closure
 1: 28873.
 DISTANCE

NORTHING EASTING

001 s53-30-02.9e 743.60 421416.72 1040755.01 B-3 ✓
 002 s55-11-49.1e 768.66 420974.42 1041352.76 B-4 ✓
 003 s64-19-38.4e 659.56 420535.70 1041983.92 B-5 ✓
 004 s57-16-29.5e 872.93 420249.95 1042578.38 B-6 ✓
 005 n58-17-29.1w 991.14 419778.04 1043312.75 B-7
 006 n67-49-50.1w 626.67 420298.98 1042469.56 B-8
 007 n88-49-30.3w 511.75 420535.46 1041889.22 B-9
 008 s82-50-57.1w 950.42 420545.95 1041377.57 B-10
 009 s82-14-40.0w 2007.92 420427.64 1040434.54 B-11
 010 n28-44-32.4w 222.61 420156.68 1038444.98 B-12
 011 BLUE RESET

QUEENSTOWN, MARYLAND BASELINE
MAPS, INCORPORATED

3

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u*%)
point storage      1'
init sta          4'
back az           2104134'
end sta           4'
end az            2104134'

2252997'          10'
2252997'          10'
3932330'
3932330'

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2324315'50069'    1793622'17472'    1744253'21013'    1845622'45259'    445627'63622'    1774544'38330'
1752013'45783'    1802216'
ang error          ang corr
000-00-06.0       -000-00-00.6
Ne                Fe

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STATION	BEARING	closure 1: DISTANCE	NORTHING	EASTING	
001	n83-24-49.5e	500.64	422529.97	1039323.30	A-4
002	n83-01-10.9e	174.70	422587.39	1039820.64	A-5
003	n77-44-01.5e	210.11	422608.62	1039994.06	A-6
004	n82-40-24.2e	452.55	422653.26	1040199.37	A-7
005	n52-23-22.9w	636.25	422710.97	1040648.23	A-8
006	n54-37-39.1w	383.32	423099.27	1040144.20	A-9
007	s34-59-18.1w	483.36	423321.17	1039831.64	A-10
008	s30-19-31.5w	457.85	422925.17	1039554.47	A-11
009			422529.97	1039323.30	A-4

QUEENSTOWN, MARYLAND BASELINE
MAPS, INCORPORATED

u2500					
point storage	1'				
init sta	4'	2292517'	10'	3955447'	
back az	345918'				
end sta	4'	2208965'	10'	3906193'	
end az	2110309'				
2712043'55725'	905850'59413'	924022'62365'	2585426'33405'	1820930'	
ang error	ang corr				
000-00-00.0	000-00-00.0				
Ne	Fe	closure			
		1:			
		DISTANCE			
STATION	BEARING		NORTHING	EASTING	
001	n53-39-47.5w	557.24	422925.17	1039554.47	A-11
002	s37-18-47.6w	594.09	423255.35	1039105.58	A-12
003	s50-00-58.6e	623.66	422782.84	1038745.47	A-17
004	s28-53-33.9w	334.03	422382.10	1039223.32	A-18
005			422089.65	1039061.93	A-3

U

STATION	BEARING
.02	-.05

NORTHING EASTING

862743, 72229, 2735412, 11

422782.84 1038745.47 A-17

QUEENSTOWN, MARYLAND BASELINE
MAPS, INCORPORATED

6

u2500
point storage
init sta
back az
end sta
end az

1'
4'
642137'
4'
3324943'

2141672'
2035187'

10'
10'

4075501'
3833793'

1931203'59657'
ang error
000-00-09.0
Ne

1682855'62344'
ang corr
-000-00-02.2
Ee

STATION .30

BEARING .09

closure
1:
DISTANCE 8369.

NORTHING

EASTING

001
002
003
004

s77-33-16.3w
s66-02-12.0w
s61-37-41.1w

596.60
623.49
1437.40

421416.72 1040755.01
421288.14 1040172.42
421034.91 1039602.67
420351.87 1038337.93

B-3
B-3-1
B-3-2
BLUE RESET

QUEENSTOWN, MARYLAND BASELINE
MAPS, INCORPORATED

u2500				
point storage	1'			
init sta	4'	2208965'	10'	390619
back az	2110309'			
end sta	4'	2128814'	10'	401721
end az	2460212'			

2741117'71648'	1811344'65297'	2993412''		
ang error	ang corr			
000-00-09.9	-000-00-03.3			
Ne	Ee	closure		
.00	-.20	1: 7149.		
STATION	BEARING	DISTANCE	NORTHING	EASTING
001	s54-45-54.3e	716.56	A-3 422089.65	1039061.93
002	s53-32-14.1e	653.04	A-3-1 421676.24	1039647.21
003			B-3-1 421288.14	1040172.42

u2500				
point storage	1'			
init sta	4'	2258739'	10'	39820
back az	2632450'			
end sta	4'	2228643'	10'	39498
end az	3241453'			

2704833'12580'	2480430'37804'	2615701''		
ang error	ang corr			
000-00-00.9	-000-00-00.3			
Ne	Ee	closure		
.06	-.04	1: 7499.		
STATION	BEARING	DISTANCE	NORTHING	EASTING
001	s05-46-48.8e	125.81	A-5 422587.39	1039820.64
002	s62-17-24.7w	378.03	A-5-1 422462.21	1039833.31
003			B-1 422286.43	1039498.63

MARYLAND BASELINE
INCORPORATED

7

1'					
4'	2208965'	10'	3906193'		
2110309'					
4'	2128814'	10'	4017242'		
2460212'					
1811344'65297'	2993412''				
ang corr					
-000-00-03.3					
Ee	closure				
-.20	1: 7149.				
BEARING	DISTANCE	NORTHING	EASTING		
s54-45-54.3e	716.56	422089.65	1039061.93 ✓	A-3	
s53-32-14.1e	653.04	421676.24	1039647.21	A-3-1	
		421288.14	1040172.42	B-3-1	
1'					
4'	2258739'	10'	3982064'		
2632450'					
4'	2228643'	10'	3949863'		
3241453'					
2480430'37804'	2615701''				
ang corr					
-000-00-00.3					
Ee	closure				
-.04	1: 7499.				
BEARING	DISTANCE	NORTHING	EASTING		
s05-46-48.8e	125.81	422587.39	1039820.64	A-5	
s62-17-24.7w	378.03	422462.21	1039833.31	A-5-1	
		422286.43	1039498.63	B-1	

QUEENSTOWN

FRANK S. DUDLEY JR.
AND EDITH L. DUDLEY

HELEN BURGESS
TSP 12/539
105.36 A.
P.26

FRANK S. DUDLEY, JR.
TSP 16/314
P.27

TOWN PIER

BENJAMIN
COOK
WHC 5A/2761

DC. AKER
ECC 1/217

4TH. PAR.
6.25 A.

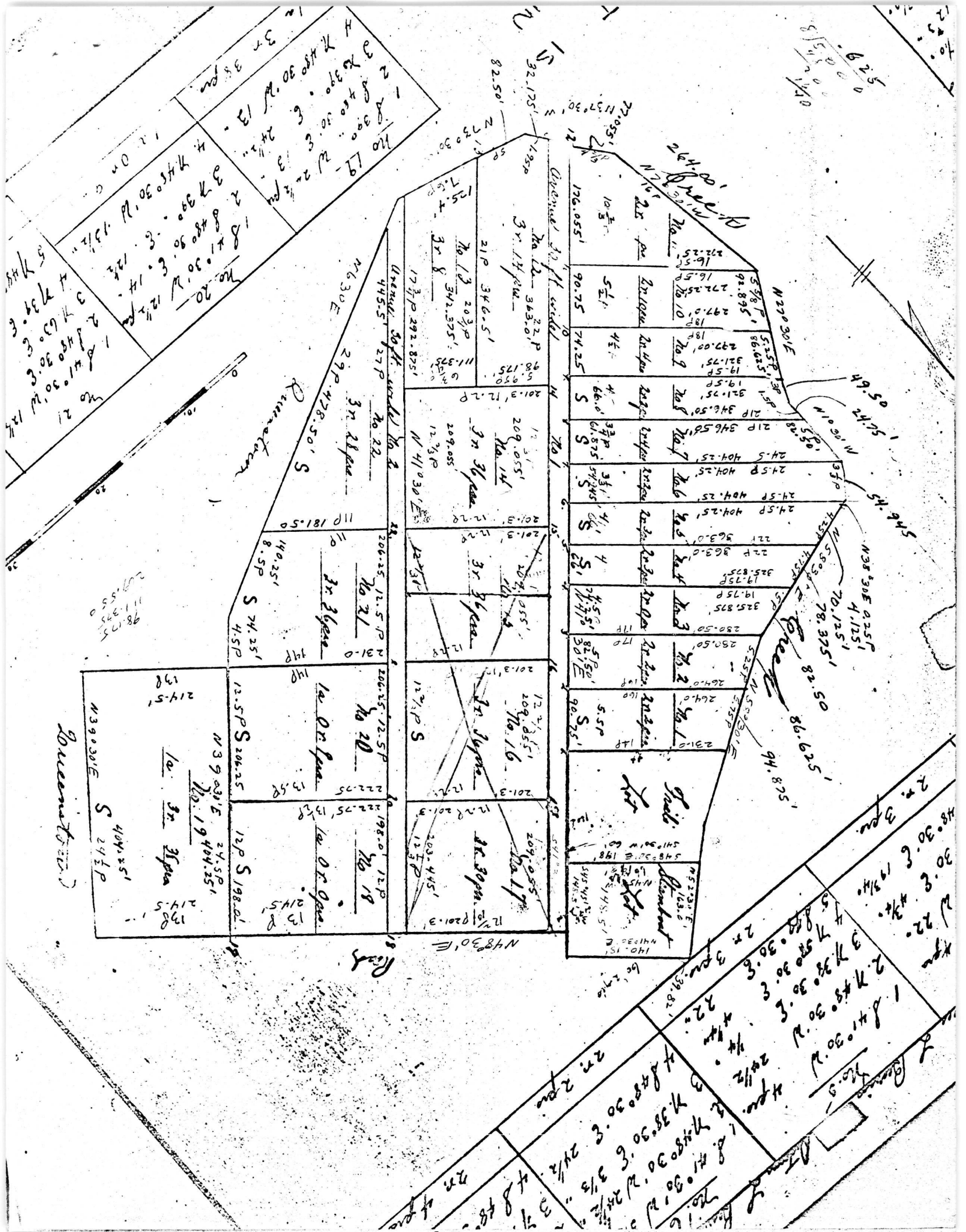
3 Mons
P.59-Z on tan

MS 1040

CONSUELA FORD

SULEP
LABORATORIES
INC.
CWC 2/320
10 A.
P.47

1" = 600'



Map 51 Parcel 139
Lot 45 x ¹²⁶143 x 45

(ED #5) /

Anthony, Wm. A. & wife
Queentown, Md.

TSP 42-28

CAN'T
PLOT

This Deed made this 26th day of July,

in the year one thousand nine hundred and fifty-eight, by Clarence P. Davis and Bessie E. Davis, his wife, of Queen Anne's County, Maryland, at the time of the execution of this deed.

WITNESSETH: That, in consideration of the sum of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, the said Clarence P. Davis and Bessie E. Davis, his wife, do hereby grant and convey unto William Arthur Anthony and Eleanor Elizabeth Anthony, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, the following described property and real estate, to wit:

ALL that lot and parcel of land, improved by a frame dwelling house, situate, lying and being in the Town of Queenstown, in the Fifth Election District of Queen Anne's County, State of Maryland, bounded on the east by the property now of Harold Horney and wife, formerly the property of Mrs. W. Catherine Pinder, bounded on the west by the property of R. H. Radcliffe and wife, bounded on the southerly side or rear by the property formerly of Jacob S. Denny and Dr. Charles E. Cockey but now of Charles Anthony, and bounded on the north by First Street or Avenue, and more particularly described as follows, to wit: BEGINNING for the same at a point on First Street or Avenue in said Town of Queenstown, where the lot hereby conveyed corners with the lot of Harold Horney, formerly the lands of Mrs. W. Catherine Pinder, and running from said point in a westerly direction along the south side of said avenue or street towards the south Branch of Queenstown Creek for the distance of 45 feet and 5 inches to the lot known as "The Davidson Lot" now owned by R. H. Radcliffe and wife; thence running in a southerly or southeasterly direction along the division line between this lot and said said "Davidson Lot" or said Radcliffes a distance of 126 feet and 5 inches to the lot now of Charles Anthony, formerly of Jacob S. Denny and formerly of Dr. Charles E. Cockey; thence in an easterly direction along the division line of said Charles Anthony lot (formerly the lot of said Denny and of said Cockey) and the lot hereby intended to be conveyed a distance of 45 feet to the division line between this property and the lot now of Harold Horney and wife, formerly owned by Mrs. W. Catherine Pinder; and thence along said Horney or Pinder division line a distance of 143 feet and 5 inches to the place of beginning.

Being the same property conveyed unto the grantors herein by Frank E. and Clara T. Lane by deed dated April 6, 1957, and recorded in Land & Water T. S. P. No. 34, folio 82.

Map 51 Parcel 140 (ED#5) /
Lot 94 x 100

Radcliffe, Alexander H. & Eliz. R.
Queenstown, Md.

TSP 27-162

CAN'T
PLOT

Mar 21, 1956

This Deed made this 19th day of March,

in the year one thousand nine hundred and fifty-six, by Lillie May Stafford,
unmarried lady, of Queen Anne's County, State of Maryland.

WITNESSETH: That, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Lillie May Stafford, unmarried lady, does hereby grant and convey unto Alexander H. Radcliffe and Elizabeth R. Radcliffe, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot and parcel of land, situate, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, in the Town of Queenstown formerly known as "The Robert A. and Dorothy Jean Cole Property" and now known as "The Lillie May Stafford Property", located on the southerly side of Avenue No. 1, bounded on the easterly side by the lot of or formerly of Nathan Draper, bounded on the southerly side by the residential property of John C. Cole, bounded on the westerly side by the property of or formerly of Michael McNamee (or McNamee heirs), and bounded on the northerly side by said Avenue No. 1, and more particularly describe as follows, to wit: BEGINNING for the same at a point on the southerly side of Avenue No. 1 where the lot hereby conveyed corners with the McNamee Lot, thence in an easterly direction along and with Avenue No. 1 a distance of 92 feet to a point where the lot hereby conveyed corners with said Draper Lot; thence in a southerly direction along and with said Draper Lot a distance of 100 feet; thence in a westerly direction and parallel with the first line (that is Avenue No. 1) a distance of 96 feet to a point where it intersects the McNamee Lot; and thence in a northerly direction along and with said McNamee Lot a distance of 100 feet to the place of beginning.

Being the same property conveyed to Lillie May Stafford by Robert A. and Dorothy Jean Cole by deed dated December 7th, 1954, and recorded in Land Record T. S. No. 20, folio 24. See also deed from John C. Cole to Robert A. Cole dated May 17, 1955 in Land Liber T.S.P. #1, folio 407; see also deed to John C. Cole from Wm. T. Bishop dated July 8, 1937, and recorded in Land Liber W.H.C. #5-A, folio 183; see also deed from Davidson to Bishop dated October 6, 1893, recorded in Liber L. D. #2, folio 222.

DESCRIPTION OF FEE SIMPLE PARCEL AND
CONSTRUCTION STRIP
FOR SEWAGE EJECTOR STATION AND APPURTENANCES
FROM
WYE RIVER FARMS, INC.
TO
THE COMMISSIONERS OF QUEENSTOWN

Beginning for the same at a point formed by the intersection of the Third or South $62^{\circ} 32'$ East 317.05 feet line of the secondly described parcel of land which by deed dated January 27, 1960 recorded among the Land Records of Queen Anne's County, Maryland in Liber T.S.P. 53 at Folio 218 was granted and conveyed by Majorie M. Hardy, William A. Hardy, Jr., Anne L. Hardy and Frank M. Hardy unto Wye River Farms, Inc., a Maryland corporation, and the center line of the Wye River, said point of beginning also being on the south right-of-way line of Del Rhodes Avenue (Maryland Route 456) as now existing and laid out 40.00 feet wide running thence binding reversely along part of said Third line and southernmost right-of-way line of Del Rhodes Avenue as now surveyed.

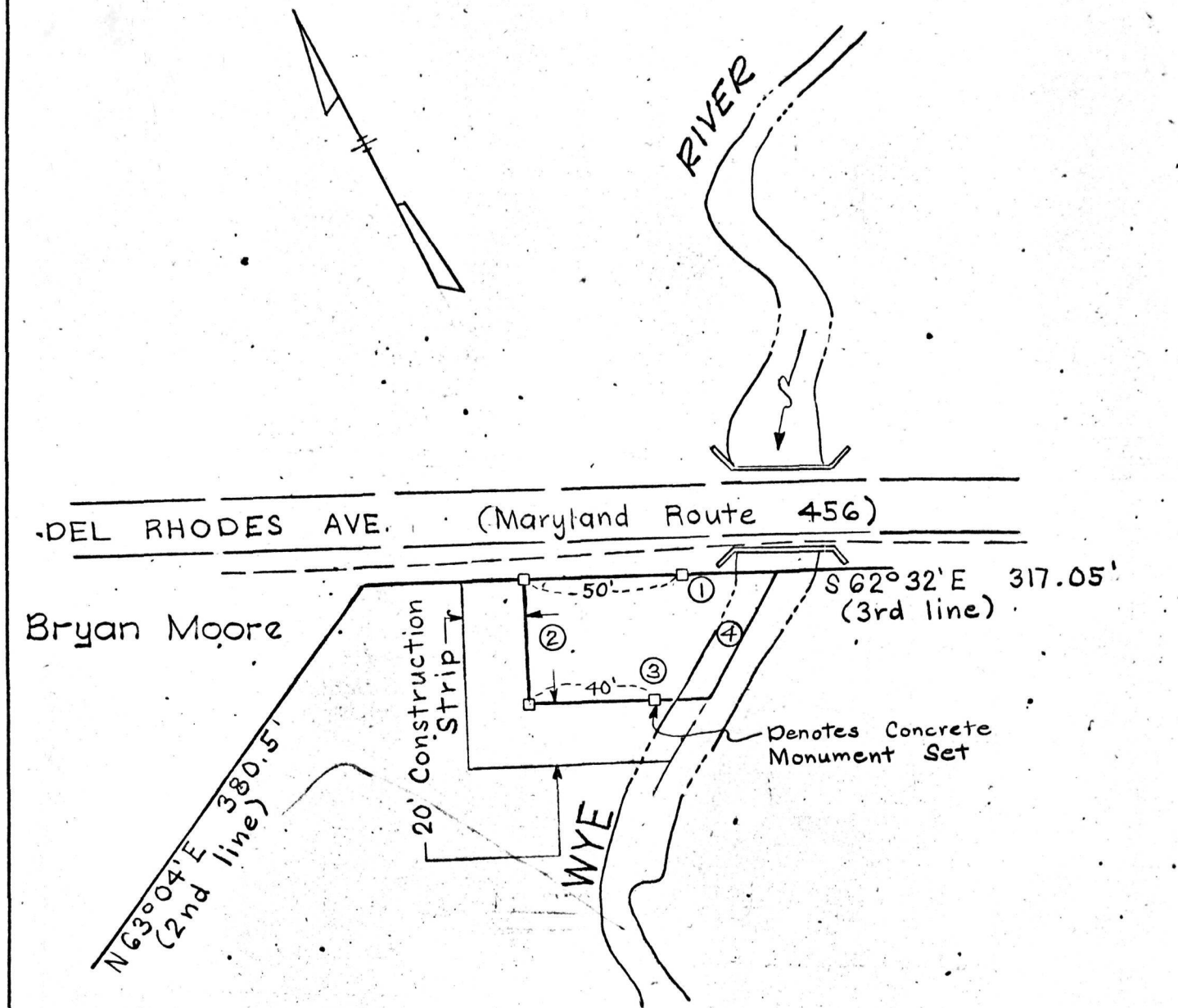
North $63^{\circ} 30'$ West 80.00 feet to a concrete monument now set, passing over a concrete monument set 50.00 feet from the end of this Firstly described line, thence leaving said Third line and running for new lines of division the following two courses and distances, viz:

South $26^{\circ} 30'$ West 40.00 feet to a concrete monument now set, thence

South $63^{\circ} 30'$ East 56.00 feet to the center line of the Wye River, passing over a concrete monument set 40.00 feet from the beginning of this Thirdly described line, thence along the center line of the Wye River North

57° 28' East, 46.65 feet to the place of beginning containing 2720 square feet of land more or less.

Together with a strip or parcel of land twenty (20) feet wide, adjacent, contiguous and parallel to the Second and Third lines of the herein described parcel, during the period of the original construction only of said sewage ejector station and appurtenances within the above described fee simple parcel for any and all purposes pertinent thereto.



Wye River Farms Inc..
T.S.R. 53/218

- ① $N 63^{\circ} 30' W$ 80.00'
- ② $S 26^{\circ} 30' W$ 40.00'
- ③ $S 63^{\circ} 30' E$ 56.00'
- ④ $N 57^{\circ} 28' E$ 46.65'

April 6, 1970

Scale: 1" = 50'

QUEENSTOWN MARYLAND	APPROVED _____	PLAN TO ACCOMPANY FEE SIMPLE PARCEL & CONSTRUCTION STRIP WYE RIVER FARMS INC.	RUMMEL KLEPPER & KAHL
	DATE _____		

Comm. No. 466-22

Map 51 Parcel 127 (ED#5) /
0.32 Ac.

Canterbury, Harriett C.
Queenstown, Md.

TSP 61-392

Plot TSP 61-391

Plotted

Pa 416 365
R.S. 6.44.5 RECEIVED FOR RECORD July 25 1964

This Deed made this

14th

day of

July

In the year one thousand nine hundred and sixty-one by and between CHARLES EDWIN COCKEY and EDITH PELLOW COCKEY, his wife, of West Hempstead, Long Island, State of New York, and KATHERINE C. FULTON and WILLIAM JAMES FULTON, her husband, of Farmington, State of Michigan, hereinafter called "Grantors" and HARRIETT C. CANTERBURY, of Queen Anne's County, State of Maryland, hereinafter called "Grantee";

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, the receipts of which are hereby acknowledged, the said Grantors do hereby grant and convey unto the Grantee, her heirs and assigns, in fee simple, all their undivided right, title, interest and estate in and to the following described real estate, to wit:

ALL that lot, parcel and/or parcels of land situate, lying and being in Queenstown, Fifth Election District of Queen Anne's County, Maryland, and more particularly described by metes and bounds, courses and distances, according to a Certificate of Survey and Plat or Map thereof, made on the 26th day of October, 1960, by Shew and Bartlett, Engineers No. 1676, (plat recorded along with this deed) as follows, to wit:

PARCEL NO. 1 - BEGINNING at an iron pipe at the Northwest corner of the intersection of Main Street and Center Street, (formerly called Charity Avenue), thence running by and with the Northwestern right-of-way line of Main Street, South thirty nine degrees and thirty eight minutes West (S39-38 W), ninety-seven and nine-tenths (97.9) feet to an iron pipe, and being the Southeast corner of land of John T. Bishop; thence by and with the Northeast line of land of the said John T. Bishop, North forty-six degrees and thirteen minutes West (N 46-13 W), one hundred forty-four and one-tenth (144.1) feet to an iron pipe, and being the

South thirty nine degrees and thirty eight minutes West (S39-38 W), ninety-seven and nine-tenths (97.9) feet to an iron pipe, and being the Southeast corner of land of John F. Bishop; thence by and with the Northeast line of land of the said John F. Bishop, North forty-six degrees and thirteen minutes West (N 46-13 W), one hundred forty-four and one-tenth (144.1) feet to an iron pipe, and being the Southeast corner of PARCEL NO. 2 hereinafter described; thence by and with the Southeast line of said Parcel No. 2, North forty-four degrees and forty-five minutes East (N 44-45 E), ninety-nine and ninety two one-hundredths (99.92) feet to an iron pipe in the Southwest line of Center Street; thence running by and with the said Southwest line of Center Street, South forty-five degrees and fifteen minutes East (S 45-15 E), one hundred thirty-five and thirty-eight one hundredths (135.38) feet to an iron pipe; the place of beginning CONTAINING three hundred seventeen one-thousandths (0.317) Acre.

PARCEL NO. 2 - BEGINNING at an iron pipe in the Southwest line of Center Street and being the Northeast corner of PARCEL NO. 1 heretofore described, thence running by and with the third line of PARCEL NO. 1 reversed, South Forty-four degrees and forty-five minutes West (S44-45 W), ninety-nine and ninety-two one-hundredths (99.92) feet to an iron pipe in the Northeast line of land of John F. Bishop; thence by and with the Northeast line of land of the said John F. Bishop and land of John C. Cole, North forty-six degrees and thirteen minutes West (N 46-13 W), two hundred ninety-seven and thirteen one-hundredths (297.13) feet to an iron pipe; thence by and with land of the said John C. Cole and land of Charles M. Anthony, North fifty-nine degrees and thirteen minutes East (N 59-13 E), one hundred eight and thirty-eight one-hundredths (108.38) feet to an iron pipe in the Southwest line of Center Street; thence by and with the Southwest line of Center Street, South forty-five degrees and fifteen minutes East (S 45-15 E), two hundred seventy (270.0) feet to an iron pipe; the place of beginning - CONTAINING six hundred sixty-six one-thousandths (0.666) Acre.

BEING a part of the property of which Benjamin E. Cockey died, seized and possessed of, intestate, in 1936, leaving surviving him as his only heirs-at-law, his widow, Harriett M. Cockey, a son, Charles Edwin Cockey, and two daughters, Harriett C. Canterbury and Katherine C. Fulton. The said Harriett M. Cockey died July 8, 1960, and by her will recorded among the will records of Queen Anne's County, in Liber E.C.W. No. 1, folio 142, devised all her estate and property unto

JOHN T. BISHOP
T.S.P. N2 S POLIO 539

JOHN C. COLE

PARCEL N2 1
0.317 ACRE

PARCEL N2 2
0.666 ACRE

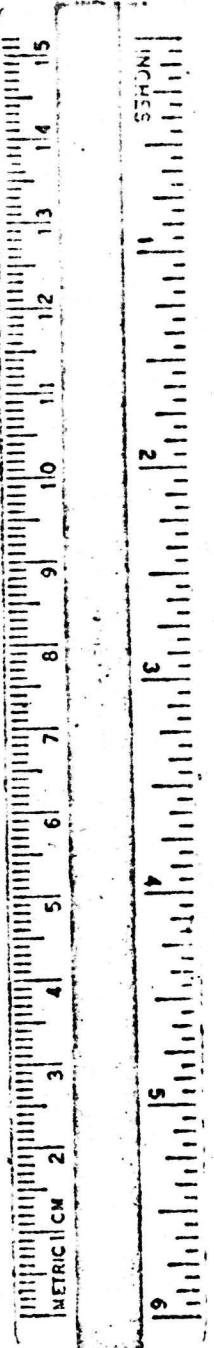
C E N T E R

S T.

(F O R M E R L Y C H A R I T Y A

LOUISE B. WRIGHT

"N"



MAP SHOWING SURVEY OF
TWO PARCELS OF LAND

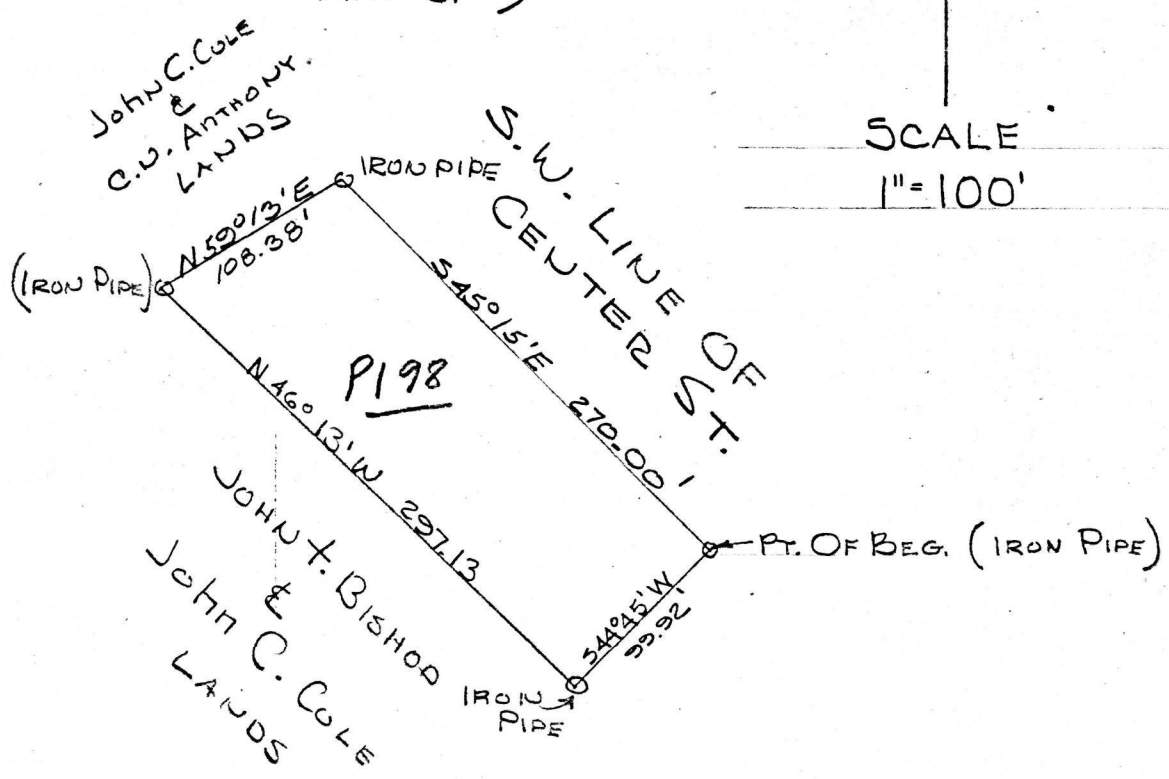
FOR
HARRIETT C. CANTERBURY
Queenstown, 5th Elect Dist Queen Anne's Co. N.
Scale: 1" = 40' Oct. 26, 1960 Shew & Bartlett Eng
Earleville

W. IRVING TUTTLE IV
TSP 63/368

TSP 61/391 (PLAT) (SEE PARCEL 127
MAP 51)



SCALE
1" = 100'



Map 51 Parcel 198 (ED#5) /
0.67 Ac.

Tuttle, W. Irving IV
Queenstown, Md.

Plotted

TSP 63-368

TSP 61-391 Plat (see parcel 127, map 51)

No. 46954

Re 57615 RECEIVED FOR RECORD Nov-14-1961

This Deed made this 8th day of November

in the year one thousand nine hundred and sixty-one by and between

HARRIETT C. CANTERBURY, divorced, of Queen Anne's County, State of Maryland, party of the first part; and W. IRVING TUTTLE, 4th, of the County and State aforesaid, party of the second part;

WITNESSETH: that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part, Harriett C. Canterbury, does hereby grant and convey unto the party of the second part, W. Irving Tuttle, 4th, his heirs and assigns, in fee simple, the following described lands, to wit:

ALL that lot or parcel of land situate, lying and being in Queenstown, in the Fifth Election District of Queen Anne's County, State of Maryland, and more particularly described by metes and bounds, courses and distances, according to a Certificate of Survey and Plat hereof, by Shew and Bartlett, registered engineers and surveyors, dated the 26th day of October, 1960, recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 61 folio 391, as follows, to wit:

BEGINNING for the same at an iron pipe in the southwest line of Center Street (formerly Parity Avenue) at the end of the 3rd line of Parcel No. 1 conveyed by Charles Edwin Cockey, et.al., unto Harriett C. Canterbury, by deed dated the 14th day of July, 1961, recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 61 folio 392, as said Parcel No. 1 is shown on the aforesaid plat, and running thence by and with the 3rd line of said Parcel No. 1 reversely, South 44° 45' West 99.92 feet to an iron pipe in the northeast line of the land of John T. Bishop; thence by and with the northeast line of the lands of John T. Bishop and the lands of John C. Cole North 46° 13' West 297.13 feet to an iron pipe; thence by and with the lands of said John C. Cole and the lands of Charles N. Anthony North 59° 13' East 108.38 feet to an iron pipe in the southwest line of Center Street; thence by and with the southwest line of Center Street South 45° 15' East 270.0 feet to an iron pipe, the place of beginning, and containing 0.666 acres of land, more or less.

BEING Parcel No. 2 conveyed by Charles Edwin Cockey, et.al., to Harriett C. Canterbury, by deed dated the 14th day of July, 1961, recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 61 folio 392.

SUBJECT, nevertheless, to the following restrictive covenants and conditions, to wit:

1. The lands hereby conveyed shall be for residential use only and not for purposes of any trade or business whatsoever.
2. No privy of any kind shall be allowed on said property, but each house shall have inside toilets with adequate water supply and septic tank installation for disposal of sewage approved by the Maryland State Board of Health.
3. No noxious or offensive trade shall be carried on upon said lands, and no trailer, cement, tent, shack, garage, barn or other outbuilding erected on the aforesaid lands shall at any time be used as a residence, temporarily or permanently, nor shall any residents of temporary character be permitted.
4. The aforementioned lands shall be divided into not more than 2 lots or parcels for the uses aforesaid.
5. The aforesaid restrictions and conditions shall run with and bind the aforementioned lands for a period of 25 years accounting from the date hereof and thereafter shall cease and be of no force and effect.
6. Said restrictive covenants and conditions may be changed, altered and modified at the expressed consent and agreement of the said Harriett C. Canterbury, her heirs and the owner or owners of said tract or any part thereof; said changes or alterations shall be in writing and by a written instrument to be recorded among the

<u>No. 1</u>	<u>No. 2</u>	<u>No. 3</u>	<u>No. 4</u>
1 S 41° 30' W 5 1/2 ps	1 S 41° 30' W 3 ps	1 S 41° 30' W 4 1/2 ps	1 S 41° 30' W 4 ps
2 N 48° 30' W 16 "	2 N 48° 30' W 17 "	2 N 48° 30' W 19 3/4 "	2 N 48° 30' W 22 "
3 N 58° 30' E 5 3/4 "	3 N 58° 30' E 5 1/4 "	3 N 58° 30' E 5 "	3 N 58° 30' E 4 3/4 "
4 S 48° 30' E 14 "	4 S 48° 30' E 16 "	4 S 48° 30' E 17 "	4 S 48° 30' E 19 3/4 "
2 rods 2 ps	2 r 2 ps	2 r 0 ps	2 r 3 ps

<u>No. 10</u>
1 S 41° 30' W 5 1/2 ps
2 N 48° 30' W 16 1/2 "
3 N 27° " E 5 1/8 "
4 S 48° 30' E 18 "

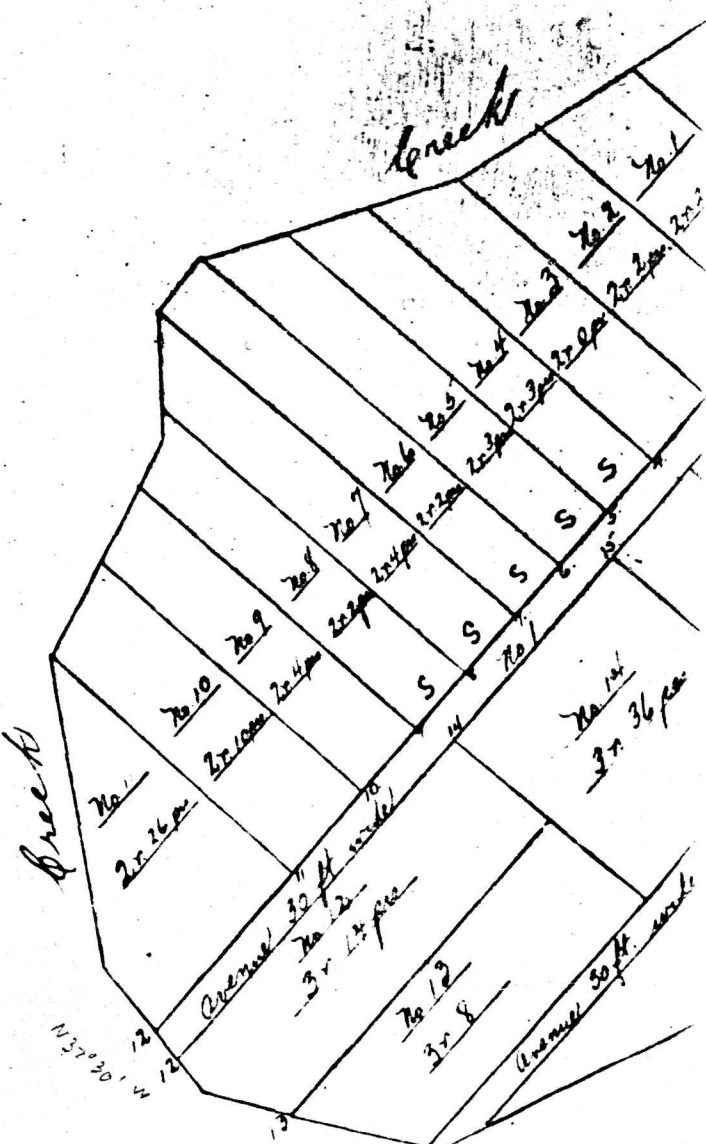
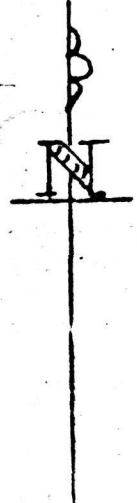
<u>No. 12</u>
1 S 41° 30' W 2 1/2 ps
2 N 72° " W 5 "
3 N 37° " W 1 1/100 "
4 N 41° 30' E 22 "
5 S 48° 30' E 5 7/8 "

<u>No. 14</u>
1 S 41° 30' W 12 3/4 ps
2 S 48° 30' E 12 3/4 "
3 N 41° 30' E 12 3/4 "
4 N 48° 30' W 12 3/4 "

<u>No. 16</u>
1 S 41° 30' W 12 3/4 ps
2 S 48° 30' E 12 3/4 "
3 N 41° 30' E 12 3/4 "
4 N 48° 30' W 12 3/4 "

<u>No. 18</u>
1 S 41° 30' W 12 ps
2 S 48° 30' E 12 1/2 "
3 N 39° " E 12 "
4 N 48° 30' W 13 "

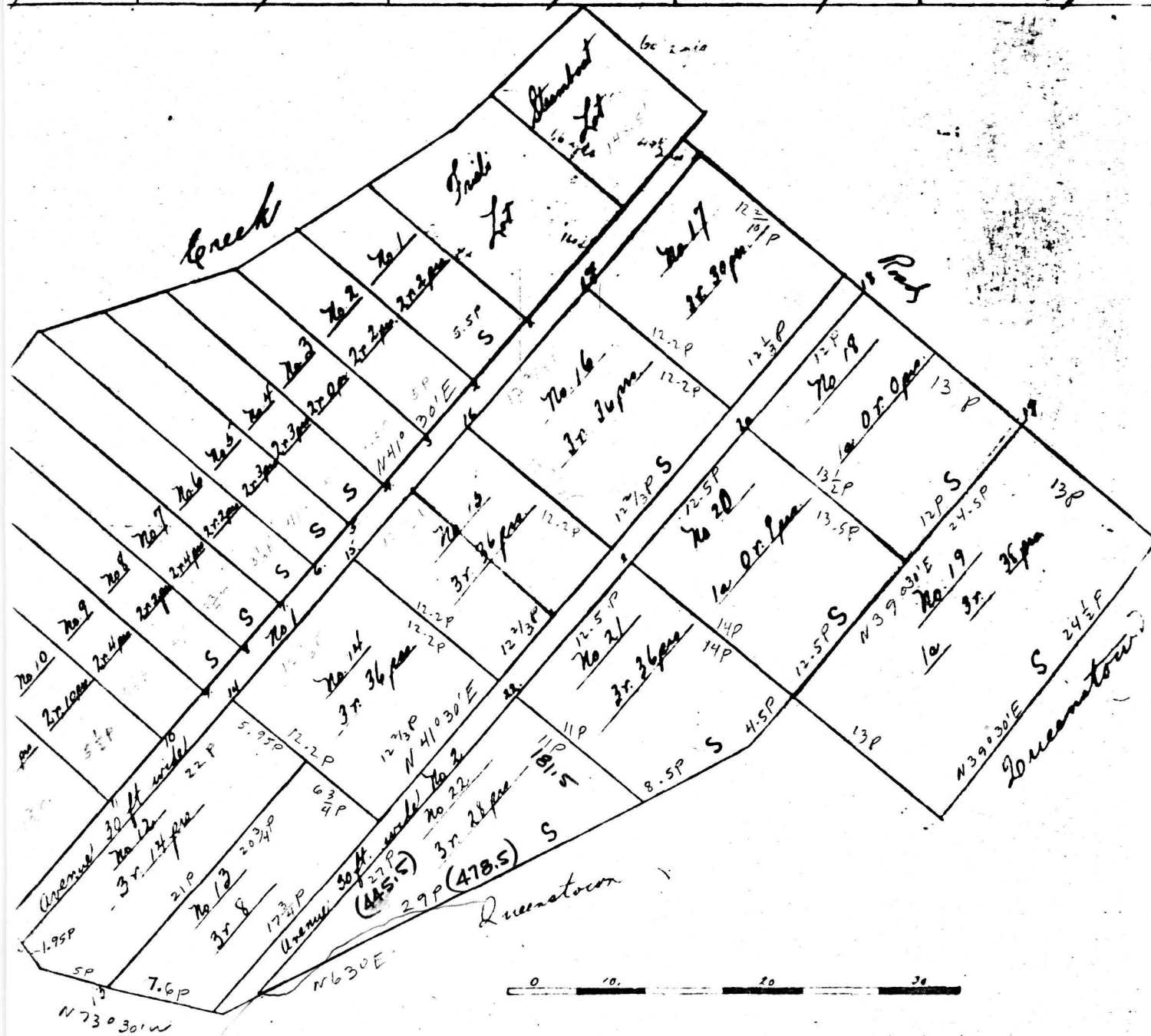
1 a on 6 ps



THIS PLAT IS
RECORDED IN
WHC 2A/293
Judgement in Extensio

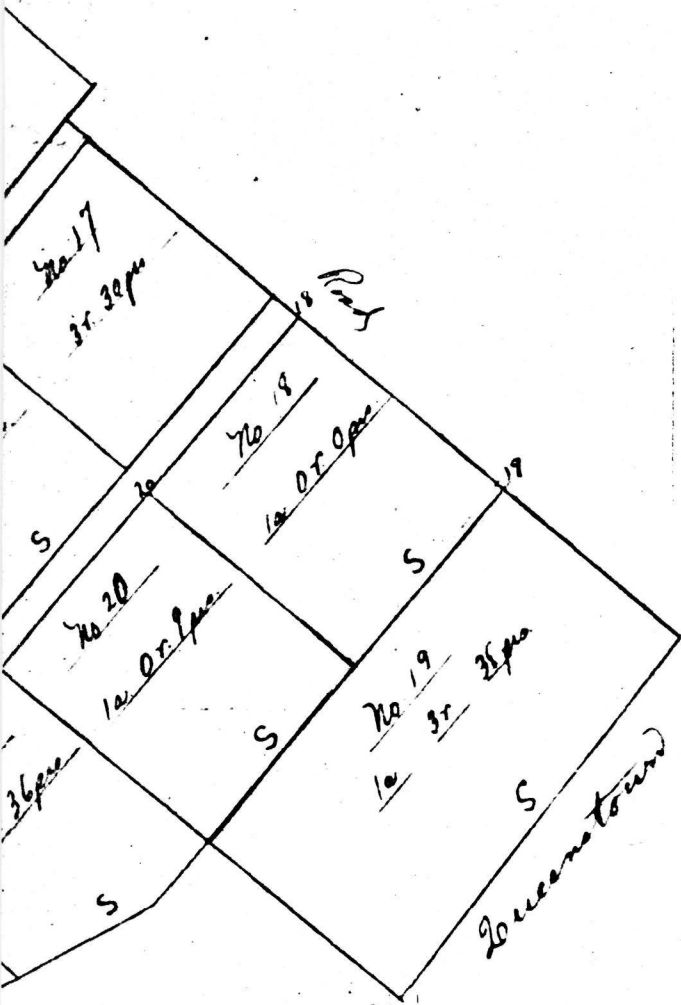
<u>No. 19</u>
1 S 39° " W 24 1/2 ps
2 S 48° 30' E 13 "
3 N 39° " E 24 1/2 "
4 N 48° 30' W 13 "
1 a 3 r 38 ps

Distance L. Bearing Distance L. Bearing		Distance L. Bearing Distance L. Bearing		Distance L. Bearing Distance L. Bearing	
No. 4		No. 5		No. 6	
1. S 41° 30' W 4 pr.	1. S 41° 30' W 4 pr.	1. S 41° 30' W 4 pr.	1. S 41° 30' W 3 1/2 pr.	1. S 41° 30' W 2 3/4 pr.	1. S 41° 30' W 2 3/4 pr.
2. N 48° 30' W 22.	2. N 48° 30' W 22.	2. N 48° 30' W 24 1/2	2. N 48° 30' W 24 1/2	2. N 48° 30' W 21.	2. N 48° 30' W 21.
3. N 58° 30' E 4 1/4.	3. N 58° 30' E 4 1/4.	3. N 58° 30' E 4.	3. N 58° 30' E 3 1/3	3. N 58° 30' E 5.	3. N 58° 30' E 5.
4. S 48° 30' E 19 3/4.	4. S 48° 30' E 19 3/4.	4. S 48° 30' E 4 1/4	4. S 48° 30' E 24 1/2.	4. S 48° 30' E 24 1/2.	4. S 48° 30' E 24 1/2.
5. S 48° 30' E 22.	5. S 48° 30' E 22.				
pro. 2 r. 3 pr.	pro. 2 r. 3 pr.	pro. 2 r. 2 pr.	pro. 2 r. 4 pr.	pro. 5. S	



No. 19		No. 20		No. 21		No. 22	
1. S 39° .. W 24 1/2 pr.	1. S 41° 30' W 12 1/2 pr.	1. S 41° 30' W 12 1/2 pr.	1. S 41° 30' W 12 1/2 pr.	1. S 41° 30' W 12 1/2 pr.	1. S 41° 30' W 12 1/2 pr.	1. S 41° 30' W 27 pr.	1. S 41° 30' W 27 pr.
2. S 45° 30' E 13.	2. S 48° 30' E 14.	2. S 48° 30' E 14.	2. S 48° 30' E 14.	2. S 48° 30' E 11.	2. S 48° 30' E 11.	2. N 63° E 29.	2. N 63° E 29.
3. N 39° .. E 24 1/2.	3. N 39° .. E 12 1/2	3. N 39° .. E 12 1/2	3. N 39° .. E 12 1/2	3. N 63° E 8 1/2.	3. N 63° E 8 1/2.	3. N 48° 30' W 11.	3. N 48° 30' W 11.
4. N 48° 30' W 13.	4. N 48° 30' W 13 1/2.	4. N 48° 30' W 13 1/2.	4. N 48° 30' W 13 1/2.	4. N 39° E 4 1/2.	4. N 39° E 4 1/2.		
5. N 48° 30' W 14.				5. N 48° 30' W 14.	5. N 48° 30' W 14.		
1a 3r 38 pr.	1a 0r 9 pr.	1a 0r 9 pr.	1a 0r 9 pr.	3r 36 pr.	3r 36 pr.	3r 28 pr.	3r 28 pr.

L. Range Distances		L. Range Distances		L. Range Distances		L. Range Distances	
No. 6		No. 7		No. 8		No. 9	
1 S 41° 30' W 3 1/2 pr	1 S 41° 30' W 3 3/4 pr	1 S 45° 30' W 4 pr	1 S 41° 30' W 4 1/4 pr	1 S 45° 30' W 4 pr	1 S 41° 30' W 4 1/4 pr	1 S 41° 30' W 4 1/4 pr	1 S 41° 30' W 4 1/4 pr
2 N 45° 30' W 2 1/2 "	2 N 45° 30' W 2 1 "	2 N 45° 30' W 1 9/2 "	2 N 45° 30' W 1 9/2 "	2 N 45° 30' W 1 9/2 "	2 N 45° 30' W 1 9/2 "	2 N 45° 30' W 1 9/2 "	2 N 45° 30' W 1 9/2 "
3 N 35° 30' E 3 1/3 "	3 N 1° 30' W 5 "	3 N 27° " E 3 "	3 N 27° " E 3 "	3 N 27° " E 3 "	3 N 27° " E 3 "	3 N 27° " E 3 "	3 N 27° " E 3 "
4 S 48° 30' E 2 1/2 "	4 S 48° 30' E 2 1/2 "	4 N 1° 30' W 1 1/2 "	4 S 48° 30' E 1 9/2 "	4 N 1° 30' W 1 1/2 "	4 S 48° 30' E 1 9/2 "	4 S 48° 30' E 1 9/2 "	4 S 48° 30' E 1 9/2 "
2 r. 2 pr	2 r. 4 pr	2 r. 2 pr	2 r. 2 pr	2 r. 2 pr	2 r. 2 pr	2 r. 4 pr	2 r. 4 pr



No. 11	
1 S 41° 30' W 10 3/3 "	1 S 41° 30' W 10 3/3 "
2 N 37° W 4 3/3 "	2 N 37° W 4 3/3 "
3 N 7° W 16 "	3 N 7° W 16 "
4 S 48° 30' E 16 1/2 "	4 S 48° 30' E 16 1/2 "
2 r. 26 pr	
No. 12	
1 S 41° 30' W 20 3/4 "	1 S 41° 30' W 20 3/4 "
2 S 73° " E 7 1/6 "	2 S 73° " E 7 1/6 "
3 N 41° 30' E 17 3/4 "	3 N 41° 30' E 17 3/4 "
4 N 45° 30' W 6 3/4 "	4 N 45° 30' W 6 3/4 "
3 r. 8 pr	
No. 13	
1 S 41° 30' W 12 3/3 "	1 S 41° 30' W 12 3/3 "
2 S 48° 30' E 12 1/10 "	2 S 48° 30' E 12 1/10 "
3 N 41° 30' E 12 3/3 "	3 N 41° 30' E 12 3/3 "
4 N 45° 30' W 12 3/10 "	4 N 45° 30' W 12 3/10 "
3 r. 36 pr	
No. 17	
1 S 41° 30' W 12 3/3 pr	1 S 41° 30' W 12 3/3 pr
2 S 48° 30' E 12 3/10 "	2 S 48° 30' E 12 3/10 "
3 N 41° 30' E 12 3/3 "	3 N 41° 30' E 12 3/3 "
4 N 45° 30' W 12 3/10 "	4 N 45° 30' W 12 3/10 "
3 r. 30 pr	

No. 21		No. 22	
1 S 41° 30' W 12 3/3 pr	1 S 41° 30' W 12 3/3 pr	1 S 41° 30' W 12 3/3 pr	1 S 41° 30' W 12 3/3 pr
2 S 48° 30' E 12 3/10 "	2 S 48° 30' E 12 3/10 "	2 S 48° 30' E 12 3/10 "	2 S 48° 30' E 12 3/10 "
3 N 41° 30' E 12 3/3 "	3 N 41° 30' E 12 3/3 "	3 N 41° 30' E 12 3/3 "	3 N 41° 30' E 12 3/3 "
4 N 45° 30' W 12 3/10 "	4 N 45° 30' W 12 3/10 "	4 N 45° 30' W 12 3/10 "	4 N 45° 30' W 12 3/10 "
3 r. 36 pr		3 r. 28 pr	

James W. Thompson, Surveyor
Sept. 9th 1882

Map - 51

Parcel 138

(ED#5) /

Hornay, Harold A.
Queenstown, Md.

ASG Jr. 17-382,383

CAN'T PLOT

*Original Executed & mailed to Harold Horney
July 25, 1947. Quantown, Md.*

#25,670. Q U E E N A N N E ' S C O U N T Y, T O W I T : - r e l l r e
numbered that on this Twenty Seventh day of June in the year nineteen hundred forty seven
the following Deed was brought to be recorded, to wit:-

One-One Dollar and One-Ten Cents
Int. Rev. Stamps. Endorsed JPS
6/27/47.
One-One Dollar and One-Ten Cent
Recordation Tax Stamps. Endorsed
JPS 6-27-47

THIS DEED, made this 27th day of June, in the year nineteen hundred
and forty-seven, by and between Audrey Pinder Haspert and Albert Haspert, her husband,
Lottie Pinder, single lady, Minnie M. Pinder, widow lady, Helen V. Pinder Price, un-
married lady, Beulah M. Jump, unmarried lady, Edith Mae Coleman and Apsley Coleman, her
husband, Addison K. Pinder, single-man, all of Queen Anne's County, James Pinder and
Hattie Pinder, his wife, of Caroline County, Maryland, Doris E. Taylor and William Tay-
lor, her husband, and Mantle Pinder Dadds of Caroline County, Maryland, John Orville
Pinder and Maryland Pinder, his wife, Milton E. Pinder and Louise A. Pinder, his wife,
all of Kent County, Maryland, Bernard Pinder and Frances S. Pinder, his wife, of the
County of Burlington, State of New Jersey, parties of the first part, Grantors, and
Harold A. Horney, party of the second part, Grantee.

WITNESSETH: That, in consideration of the sum of Ten Dollars, the
said parties of the first part do hereby grant and convey unto the said Harold A. Horney
his heirs and assigns, in fee simple, all their right, title, interest, property and
estate in and to the following described real estate, to wit:-

ALL that lot or parcel of land, lying and being on First Avenue in
the village of Queenstown, in Queen Anne's County, Maryland, and described as follows:

to wit: BEGINNING at a point on First Avenue where the lot intended to be herein conveyed, corners with the lot of the late Dr. Charles Cockey, now owned by his only son and heir at law, B. E. Cockey, and then running from this point in a westerly direction on said First Avenue the distance of Fifty feet; and thence in a southerly direction or southeasterly direction along the Division fence erected by the said Emily V. Gardner, when she divided her said real estate into two lots, the distance of one hundred and forty three feet and five inches; to the land of Jacob S. Denny; and from thence in an easterly direction along the division line between the lands of Jacob S. Denny and the late Dr. Charles Cockey, and the lot intended to be herein conveyed the distance of Fifty feet to the lands of the late Dr. Charles Cockey; and from thence along the division line between the lands of the late Dr. Charles Cockey, and the lot intended to be herein conveyed the distance of one hundred and sixty feet and five inches to the place of beginning on First Avenue, let the quantity of land within the aforesaid metes and bounds, courses and distances by what it may.

BEING the same property conveyed unto W. Catherine Pinder by Emily V. Gardner and Harry M. Pinder, her husband, by deed dated November 13, 1912, and recorded among the land records of Queen Anne's County in Liber A. F. A. No. 2, Folio 505, etc., BEING the same property of which the said W. Catherine Pinder died seized and possessed intestate and which descended unto her next of kin, the said Audrey Haspert, daughter of Leonard Pinder, deceased, Bernard Pinder, son of Charles Pinder, deceased, Lottie Pinder, her daughter, James Pinder, her son, and Beulah M. Jump, Helen V. Pinder Price, John Orville Pinder, Milton E. Pinder, Edith Mae Coleman, Doris E. Taylor, Addison K. Pinder, children of W. Edward Pinder, and Minnie M. Pinder, widow of W. Edward Pinder, and to the said Harold A. Horney, son of Mae Pinder Horney, deceased; and Marie Pinder Batts being the widow of Charles Pinder, deceased; the

1: Be it remembered that on this Seventh day of April, in the year nineteen hundred and fifty two, the following Deed was brought to be recorded, to wit:-

ANNES COUNTY, TO

One-Two Dollar, One-One Dollar,
One-Twenty Five Cent, One-Ten
Cent and One-Fifty Cent Int.
Rev. Stamps. Endorsed CCC 4/4/52.

One-Two Dollar Twenty Cent, One-
One Dollar Ten Cent and One-Fifty
Five Cent Recordation Tax Stamps.
Endorsed CCC 4/7/52.

THIS DEED, made this 4th day of April, 1952, by and between ALZIRA DISNEY and HOWARD DISNEY, her husband, and MYRTLE JONES, widow, parties of the first part, hereinafter called GRANTORS; and CHARLES N. ANTHONY and CATHERINE V. ANTHONY, his wife, parties of the second part, hereinafter called GRANTEEES.

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Granteees, as tenants by the entireties, their assigns, the survivor of them, and such survivor's heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land improved by a double dwelling house, situate, lying and being in the Town of Queenstown, Queen Anne's County, Maryland, on the southwest side of Charity Avenue (or Lane), adjoining on its southwest side the William Pinder lot, on its northwest side the Draper lot, on its southeast side the Cockey lot, and more particularly described as follows:

BEGINNING for the same where the lot hereby conveyed corners with the Draper lot on Charity Avenue, and running with said Charity Avenue in a southeasterly direction a distance of 75 feet to the Cockey lot, thence in a southwesterly direction with the Cockey lot, a distance of 93 feet, thence in a northwesterly direction a distance of 45 feet to a point where the lot hereby conveyed corners with the Draper lot on the line of the Pinder lot, thence in a northeasterly direction a distance of 89 feet, more or less with the Draper lot to the place of beginning; and

BEING the same lot or parcel of ground and premises which by deed

dated February 24, 1922 and recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 8, folio 412, was granted and conveyed by W. H. Bishop and wife to William Wesley Storey and Fannie E. Storey, his wife; the said William Wesley Storey having predeceased his wife, the said Fannie T. Storey, who died January 18, 1951, leaving a Last Will and Testament, duly admitted to probate in the Orphans' Court of Queen Anne's County and recorded in Wills Liber E.E.C. No. 1 folio 70, by which she devised the same under Item 9 thereof, unto Elzira Disney and Myrtle Jones.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining TO HAVE AND TO HOLD said lot or parcel of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Grantees, as tenants by the entirety their assigns, the survivor of them and such survivor's heirs and assigns, in fee simple forever.

AND the said Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property granted and conveyed; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

TEST:

WADE H. HAINES
Wade H. Haines

ALZIRA DISNEY (SEAL)
Alzira Disney

HOWARD DISNEY
Howard Disney

DOUGLAS L. GILBERT
Douglas L. Gilbert

MYRTLE JONES
Myrtle Jones

Map 51 Parcel 128 (ED#5) /
75' x 93' x 45' x 89'

Anthony, Charles N & Catharina V
Queenstown, Md.

TSP 4-385,386

Plotted

Map 51 Parcel 125 (E.D. #5) /
100' x 300'

Cole, John C. & Avis
Queenstown, Md.

WHC 5A-1974
WHC 4A-376

CAN'T
PLOT

One-Fifty Cent Int. Rev. Stamp.
Endorsed J.C.C. A.E.C. by H.B.W.M. Atty.
7/21/37.

One-Twenty Cent and One-Ten Cent
Recordation Tax Stamps. Endorsed
H.B.W.M. Atty. 7/21/37.

THIS DEED, made this 6th day of July in the year
nineteen hundred and thirty seven, by William T. Bishop, of Queen Anne's County,
State of Maryland.

WITNESSETH: That for and in consideration of two
hundred and seventy five dollars, the full payment thereof being hereby acknowl-
edged, the said William T. Bishop does hereby grant and convey unto John C. Cole
and Avis E. Cole, his wife, of Queen Anne's County aforesaid, their heirs and
assigns, in fee simple, all of the following real estate, to wit;

Lot No. 1. All that lot or parcel of land known
as "The Richard T. Larrimore Lot of Richard E. Davidson", situate, lying and be-
ing in Queenstown, in the Fifth Election District of Queen Anne's County, State
of Maryland, fronting on the public road from Centreville leading through said
town to Kent Island, bounded on one side by the land of Daisy McConner and her
sisters, formerly the property of William C. McConner, on another side by the
property devised by John Bishop, late of said county, deceased, unto Effie
Bishop for life, and recently sold by his executors to William H. Bishop (once
a part of the property of Mrs. S. Virginia Hopper) and bounded in the rear by
lot No. 2 described below, and containing 3 rods and 20.8 perches of land, more
or less.

Lot No. 2. And also all that lot of land situate,
lying and being in Queenstown in the aforesaid district, with a frontage on the
street of said town called "Avenue No. 1" of 92 feet, more or less, bounded on one
side by the land of Nathan Draper (once that of Emma Gardner) on another side by
the land of Michael McNamee, formerly of Barbara Keline, and bounded on its re-
maining side or its rear by lot No. 2 described above, and containing five eighths
(5/8) of an acre of land, more or less, and being the same land that was conveyed
unto the said William T. Bishop by S. Ogle T. Davidson and George Davidson, Execu-
tors of the last will and testament of Richard E. Davidson, deceased, by deed
dated the 1st. day of September, nineteen hundred and thirty six, and recorded
in liber W. H. C. 4A, a land record book for Queen Anne's County, folio 376 &c,
to which said deed and the references therein contained reference is hereby ex-
pressly made for a more full and particular description of said land.

TOGETHER with the buildings and improvements there-
on and the rights, roads, ways, waters, privileges, appurtenances and advantages
thereto belonging or in any wise appertaining.

AND the said William T. Bishop covenants that he
will warrant specially the property hereby conveyed and that he will execute
such further assurances of said land as may be requisite.

Witness my hand and seal.

Map 51 Parcel 141 (ED#5)✓
Lot 256x 256x 93

Mc Namee, Michael, Estate
% Tilghman McNamee
Queenstown, Md.

WH^G 9-455

CAN'T
PLOT

The consideration of the sum of two hundred dollars,
(700) to the said August Schellberg and Nora Schellberg
his wife, to have grant and convey unto Michael
H. Hance on that lot or parcel of land situate in
Queensborough, County and State aforesaid, which is de-
scribed as follows: Beginning at a stone on Avenue #1
at line of Leavenworth's property, and running sou-
west a distance of two hundred and fifty six feet to
Queensborough Creek, until it intersects the land of Wm. C.
Connor, thence east with line of Wm. C. Connor
land two hundred and fifty six feet until it inter-
sects the division line of Wm. C. Connor and R. Ed-
son land, thence North west ninety three feet to the
graving on the South side of the Avenue, and thence fu-
ther described in a Deed from Joseph B. Orrell and Rob-
t. M. McEllickin, Executors of Leavenworth's and re-
corded in Rider's R. D. N. 1. folios 394 and 395, a Land Rec-
ord Book for Queen Anne's County, and also described in
the Deed from Leavenworth to the said Barbara
Haline, recorded in Rider's R. D. N. 2. folio 69, another
of the Land Record Books for Queen Anne's County,
being a part of said tract.

Witness our hands and seals

Test:

W. H. Brown.

August Schellberg
Nora Schellberg

MAP-51

Parcel 137

(ED #5) ✓

89' x 45' x 70'

Jewell, Charles Franklin
Queenstown, Md.

T.S.P 3-145, 146

CAN'T
PLOT

I hereby certify that on this 18th day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, personally appeared Claude Lowery, Treasurer of Queen Anne's County and Collector of State and County Taxes in Queen Anne's County, and acknowledged the foregoing deed to be his act. In witness whereof I have hereunto subscribed my name and affixed my Notarial Seal the day and year last above written.

Notary
Public
Seal.

KATHERINE LEWIS
Notary Public

..... Q U E E N A N N E ' S C O U N T Y, T O W I T:
#30,922. Be it remembered that on this Twenty Second day of October, in the year nineteen hundred and fifty one, the following Deed was brought to be recorded, to wit:-

One-Fifty Cent and One-Five Cent
Int. Rev. Stamps. Endorsed HCB
10/22/51.

One-Fifty Five Cent Recordation
Tax Stamp. Endorsed HCB 10/22/51.

THIS DEED made this 18th day of September, in the year nineteen hundred and fifty-one by and between John C. Cole and Avis E. Cole, his wife, of Queen Anne's County, State of Maryland, parties of the first part and Charles Franklin Jewell of Queen Anne's County, aforesaid, party of the second part;

WITNESSETH, that for and in consideration of the sum of Five (\$5.00) dollars and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of

the second part, his heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, and in the town of Queens-town on Avenue #1 and Charity Avenue, adjoining the lands of or formerly of W. Catherine Pinder and formerly assessed to Nathan Draper. The real estate hereby granted and conveyed being more fully described as all that lot of land situate on Avenue # 1 in the town of Queenstown, Maryland, as adjoining the property of or formerly of W. Catherine Pinder, the property of or formerly of William Wesley Story and Fannie E. Story, his wife, and having a frontage of Avenue # 1 of 89 feet, and a depths along Charity Avenue of 120 feet, with a width between said property and the property of William Wesley Story and wife of 93 feet, more or less, and a depth from Avenue # 1 along the division line of the property formerly owned by W. Catherine Pinder of 115 feet.

BEING the same lot of land, granted and conveyed unto John C. Cole by Claude Lowery, Treasurer of Queen Anne's County by deed dated 18th day of September, 1951, and recorded or intended to be recorded immediately preceding the recording of their deed.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads and/or all-ye, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE and TO HOLD the said lot or parcel of land and premises unto and to the use of the said party of the second part his heirs and assigns, in fee simple forever.

AND said parties of the first part do hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that they will warrant and defend the property hereby granted and conveyed; and that they will defend the same against the claims of

Map 51 Parcel 160
50 x 190

(ED#5)✓

Wright, Louise B.
Queenstown, Md.

TSP 27-214

RECEIVED FOR RECORD

Mar 24 1956

THIS DEED, made this 23rd day of March, 1956, by J. Thomas Clark and Robert R. Price, Jr., Trustees as hereinafter set forth, of Queen Anne's County, State of Maryland.

WHEREAS, by a decree of the Circuit Court of Queen Anne's County, in Equity; dated the 11th day of January, 1956, and passed in a cause in said Court depending, wherein Morris E. Wright was the complainant and Louise B. Wright was the defendant, the above named J. Thomas Clark and Robert R. Price, Jr., were duly appointed trustees, with authority to sell the real estate in the proceedings in the said cause mentioned, and being Chancery No. 4019,

AND WHEREAS, after giving bond and having complied with all the other requisites of the decree, the said trustees did, on the 4th day of February, in said year, sell the property hereinafter described to Louise B. Wright for the sum of Three thousand six hundred dollars (\$3,600.00), at public sale, she being then and there the highest bidder therefor, which said sale has been duly reported to and finally ratified by said Court after due publication of the order nisi of said sale, and the purchase money fully paid to said trustees.

NOW, THEREFORE, THIS DEED WITNESSETH That, in consideration of the premises and of the sum of One dollar (\$1.00), the said J. Thomas Clark and Robert R. Price, Jr., trustees as aforesaid, do grant and convey unto Louise B. Wright all the right and title of all the parties to the aforesaid cause in and to the following described real estate, to wit:

ALL that lot, part of a lot, or parts of lots of land situate, lying and being in the town of Queenstown, in the Fifth Election District of Queen Anne's County, Maryland, on the Northeast side of the road or street called Center Street or Charity Street, adjoining the lands of the William K. Harrison heirs and lands of James T. Smith and wife, and being more particularly described by metes and bounds, courses and distances, according to a survey thereof made by Shew and Bartlett, Surveyors, on August 25, 1949, as follows: BEGINNING at a concrete monument on the East side of Center Street, also known as Charity Street, and a corner for the William K. Harrison heirs land, and running along and with the William K. Harrison heirs land North 56 degrees and 30 minutes East, 50.0 feet to a concrete monument, a corner for the James T. Smith and wife land; thence along and with the lands of James T. Smith and wife, the following two courses and distances: South 47 degrees and 15 minutes East, 177.3 feet to a concrete monument; thence South 42 degrees and 15 minutes West, 50.9 feet to a concrete monument on Center Street, also known as Charity Street; thence along with Center Street, also known as Charity Street, North 45 degrees and 15 minutes West, 190.5 feet to a concrete monument, the place of beginning, containing 0.213 acres, more or less. Being the same and all the land conveyed to Morris E. Wright and Louise B. Wright by James T. Smith and wife, by deed dated September 6, 1949, and recorded among the land records for said Queen Anne's County in Liber N.B.W., No. 4, folio 90.

TOGETHER with the improvements thereon, and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above granted property unto the said Louise B. Wright, her heirs and assigns, forever in fee simple.

Map 51

Parcel 158

(ED#5) /

Smith, James T. & Elizabeth
QUEENSTOWN MD.

ASG Jr. 18-93 (poor description)

#25,894.

remembered that on this Eighth day of September in the year nineteen hundred forty seven, the following Deed was brought to be recorded, to wit:-

Two-Twenty-Five Cent and One-Five Cent Int. Rev. Stamps. Endorsed J.T.S. 9-8-47

One-Fifty Cent and One-Five Cent Recordation Tax Stamps. Endorsed J.T.S. 9-8-47

THIS DEED, made this 3rd day of September in the year nineteen hundred and forty-six by and between Michael W. Aker, of Queen Anne's County, State of Maryland, party of the first part, and James T. Smith and Elizabeth T. Smith, his wife, of Queen Anne's County aforesaid, parties of the second part;

WITNESSETH, that for and in the consideration of the sum of Five Dollars (\$5.00) the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot, piece or parcel of land situate, lying, and being in the Fifth Election District of Queen Anne's County, State of Maryland, in the village of Queenstown, and bounded on the North by the property of or formerly of William H. Harrison, bounded on the east by other property of the said Smith's and bounded on the South by the Queenstown News Building Property and on the West by the road leading from the Queenstown-Gransonville State Road at the Queenstown News Corner to the Creek (and known as Charity Avenue) and more particularly described as follows, to wit: BEGINNING for the same at a point on the east boundary of the said Charity Avenue, a distance of 84 feet from the Right of Way or intersection of the said State Road and Charity Avenue; thence in an easterly direction and parallel with the said Queenstown-Gransonville State Road to a point where this property to be conveyed intersects other property of the said Smith's; thence in a Northerly direction along and with the West boundary of the

*Original & sent to Brother
7/16/49
Queenstown, Md.*

part of the said grant and convey unto the said parties of the second part of the said grant, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot, piece or parcel of land situate, lying, and being in the Fifth Election District of Queen Anne's County, State of Maryland, in the village of Queenstown, and bounded on the North by the property of or formerly of William H. Harrison, bounded on the east by other property of the said Smith's and bounded on the South by the Queenstown News Building Property and on the West by the road leading from the Queenstown-Gransonsville State Road at the Queenstown News Corner to the Creek (and known as Charity Avenue) and more particularly described as follows, to wit: BEGINNING for the same at a point on the east boundary of the said Charity Avenue, a distance of 84 feet from the point of intersection of the said State Road and Charity Avenue; thence in a westerly direction and parallel with the said Queenstown-Gransonsville State Road to a point where this property to be conveyed intersects other property of the said Smith's; thence in a Northerly direction along and with the West boundary of the said Smith's property to the southern boundary of the said Harrison property; thence in a westerly direction along and with the Southern boundary of the said Harrison Property to the said Charity Avenue; thence in a Southerly direction along and with the Right of Way of the said Charity Avenue to the place of Beginning.

TOGETHER with the buildings and improvements thereupon erected, and all and every the rights, roads, and/or alleys, ways, waters, privileges, and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land and premises,

Original Ejectment & map
7/16/49

Map 51
113 x 228

Parcel 162

(ED#5)✓

Lane, Bennett H. & Anna. M
Queenstown, Md.

ASG Jr. 4-272, 273

NOTE: All bearings are computed from the angles, which have been observed precisely; and are referred to a magnetic meridian, corrected for declination; declination at present being approximately 20° 35' WEST.

CERTIFIED: *William H. Elliott* WILLIAM H. ELLIOTT
ARCHITECT & ENGINEER
EASTON - MARYLAND

QUEEN ANNE'S COUNTY, TO
#20,557. Be it remembered that on the Twenty Ninth day of April, in the year nineteen hundred and forty one, the following Deed was brought to be recorded, to wit:

One-Fifty Cent and One-Five Cent Int.
Rev. Stamps. Endorsed A B & G S 4/29/41

Two-Twenty Cent Recordation Tax Stamps.
Endorsed B H L 4/29/41

THIS DEED, made this 29th day of April, in the year nineteen hundred and forty one, by Alvin Bailey and Genevieve Smith, formerly Genevieve Bailey, the former wife of Alvin Bailey, both of Queen Anne's County, State of Maryland, witnesseth:

THAT for and in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations, receipt of which is hereby acknowledged, the said Alvin Bailey and Genevieve Smith, formerly Genevieve Bailey, do hereby grant and convey unto Bennett H. Lane and Anna M. Lane, his wife, as tenants by the entires, and not as tenants in common, and their assigns, and the survivor of them and the heirs and assigns of said survivor in fee simple all of the following described real estate, to wit:

Original Examined & mailed to Bennett H. Lane
May 14, 1941 Queenstown, 5x8

ALL that lot, part of a tract or parcel of land, situate, lying and being in Queenstown, in the Fifth Election District of Queen Anne's County, Maryland, on the southeast side of Avenue #2, known as Lot #20, leading from the Methodist Episcopal Church, in Queenstown, to where the wharf of the Chester River Steamboat Company formerly stood, adjoining the land formerly of Alvin Bailey (now of Clyde Embert), the land formerly of Charles E. Bishop and the land formerly owned by Nettie D. Willson, deceased, and described as follows:

Beginning on the aforesaid Avenue where the lot of land hereby conveyed corners with the land of Charles E. Bishop and running with said Avenue in a northerly direction one hundred and thirteen (113) feet; thence in a southeasterly direction with the line between the land hereby conveyed and the land formerly owned by Nettie D. Willson, deceased (the land hereby conveyed and the land herein described as "the land formerly owned by Nettie D. Willson, deceased" being formerly one lot) a distance of two hundred and twenty eight (228) feet, to the land of Clyde Embert, formerly of Alvin Bailey; thence by and with the said Embert or Bailey land a distance of one hundred and thirteen (113) feet to a point where the land hereby conveyed corners in its rear with the land of or formerly of Charles E. Bishop; thence in a northwesterly direction with the dividing line between the land hereby conveyed and the land of, or formerly of, Charles E. Bishop two hundred and twenty eight (228) feet to the aforesaid place of beginning on the aforesaid Avenue, containing twenty-nine hundred and sixty four (2964) square feet of land, more or less; being the same and all of the land described in and conveyed by a Deed to the said Alvin Bailey and Genevieve Bailey, his wife, from R. Bennett Darnell and Mary Elizabeth Darnell, dated September 13, 1930, and recorded in Liber B H T #11, folio 490, etc., a Land Record Book for Queen Anne's County.

Together with the buildings and improvements thereupon erected, made or being and all of the rights, roads, ways, waters, or privileges appurtenances and advantages to the same belonging or in any wise appertaining.

AND the said Alvin Bailey and Genevieve Bailey, formerly Genevieve Bailey, do hereby covenant to warrant specially the title to the real estate hereby conveyed and to defend the same against all lawful claims.

Map 51
0.80 Ac.

Parcel 161

(ED#5) ✓

Mosley, John Jr. & Bradley, Alfred J.
QUEERS TOWN MD.

TSP 70-26

48867

Re 276 RECEIVED FOR RECORD Dec 28 1962

This Deed made this twenty-eighth day of December,

in the year one thousand nine hundred and sixty-two,

by H. Norris Harrison and

Marjorie B. Harrison, his wife, of Kent County, State of Maryland.

WITNESSETH: That, in consideration of the sum of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, the said H. Norris Harrison and Marjorie B. Harrison, his wife, do hereby grant and convey unto John Mosley, Jr., and Jean D. Mosley, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, an undivided one-half interest, and do hereby grant and convey unto unto Alfred J. Bradley and Sonia M. Bradley, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, the remaining undivided one-half interest, and to the following described real estate, to wit:

ALL that lot or parcel of land known as the "Charles E. Bishop Property" and/or the "Dr. Davidson Property" situate, lying and being in the Town of Queenstown, in the Fifth Election District of Queen Anne's County, State of Maryland, fronting on the street or road known as Avenue #2 of said town, and also on the street which runs from the middle of said town to intersect said Avenue #2 and more particularly described as follows, to wit:

BEGINNING for the same at a stone at the inner edge of the sidewalk on Avenue #2 at the point where the land hereby conveyed corners with the lot of (or formerly of) Nettie D. Wilson, and running from thence with said Avenue #2 South 45 degrees West 155' and 3 inches to a stone at the intersection of said Avenue #2 and the street mentioned above in the second place (said street being that which runs into said Avenue from the Queenstown-Grassville State Road); thence South 44 degrees 45' East 197 feet and 3 inches to a stone or point; thence North 68 degrees 15' East 102 feet and 9 inches to a point; thence North 44 degrees East 74 feet to said lot of Nettie D. Wilson; and thence North 45 degrees 45' West 226 feet and 10 inches to the said place of beginning, containing 8/10 acre of land, more or less.

Map 51
50 X 50

Parcel 159

(ED*5)



Kinnamon, John Sr.
QUEENSTOWN, MD.

TSP G-114

RECEIVED FOR RECORD *Aug 21 1946*

This Deed made this 20 day of August

in the year one thousand nine hundred and fifty-two by and between

JAMES T. SMITH and ELIZABETH T. SMITH, his wife, parties of the first part, hereinafter called GRANTORS; and JOHN E. KINNAMON, party of the second part, hereinafter called GRANTEE.

WITNESSETH, that for and in consideration of the sum of One Hundred and Twenty-five Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, his heirs and assigns, in fee simple, the following described real estate, to wit:

All that lot, part of a lot, or parts of lots of land, situate, lying and being in the Town of Queenstown, in the Fifth Election District of Queen Anne's County, Maryland, on the northeast side of the road or street called Center Street or Charity Street, adjoining the lands of Morris E. Wright and wife, and other lands of the said Grantors, and more particularly described as follows:

BEGINNING at a concrete monument on the northeast side of Center Street, also known as Charity Street, and a corner for the said Wright lands and running along and with the said Wright lands north forty-two degrees and fifteen minutes east (N 42° 15' E) fifty and nine tenths (50.9) feet to another concrete monument, thence along and with the lands remaining unto the Grantors, the following two courses and distances: in a southeasterly direction in a straight line fifty (50) feet, ~~XXXXXXXXXX~~ to a concrete block; thence in a southwesterly direction in a straight line fifty (50) feet, ~~XXXXXXXXXX~~ to another concrete block on Center Street, also known as Charity Street, then along and with Center Street, also known as Charity Street, in a northwesterly direction in a straight line to the place of beginning; and

BEING part of the same land which by deed dated September 3, 1946 and recorded among the Land Records of Queen Anne's County in Liber ASG, Jr. No. 18, folio 93, was granted and conveyed by Michael W. Aker